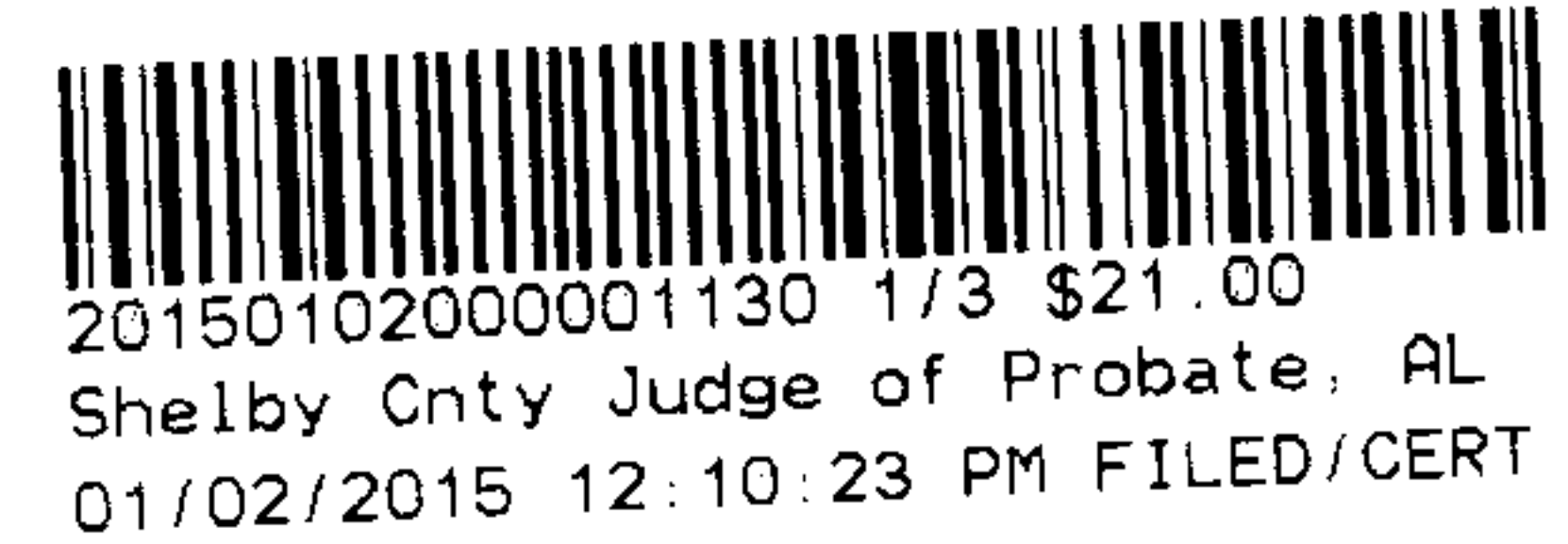


Send tax notice to:
 Daniel Hipps
155 13th Street SW
Alabaster, AL 35007

This instrument prepared by:
 Stewart & Associates, P.C.
 3595 Grandview Pkwy, #645
 Birmingham, Alabama 35243

STATE OF ALABAMA
 Shelby COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirteen Thousand and 00/100 Dollars (\$113,000.00) in hand paid to the undersigned, **Stephen P. Shoemaker, a married man** (hereinafter referred to as "Grantor"), by **Daniel Hipps** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE SE CORNER OF SECTION 34, TOWNSHIP 20S, RANGE 3W; THENCE RUN WEST ALONG THE SOUTH LINE OF SECTION 34 FOR 710.67 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 89°11'14" AND RUN NORTH FOR 144.97 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS OBTAINED CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 94.08 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 78°29'38" AND RUN NE ALONG THE SOUTH LINE OF 13TH STREET SW FOR 104.06 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°34'43" AND A RADIUS OF 254.56 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 100.31 FEET; THENCE RUN ALONG THE TANGENT IF EXTENDED TO SAID CURVE ALONG THE SOUTH LINE OF 13TH STREET SW FOR 33.75 FEET TO THE INTERSECTION OF THE WEST LINE OF ALLEN STREET; THENCE TURN AN ANGLE TO THE RIGHT OF 135°38'55" TO THE TANGENT OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°37'45" AND A RADIUS OF 148.10 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE ALONG THE WEST RIGHT OF WAY OF ALLEN STREET FOR 37.81 FEET; THENCE RUN ALONG THE TANGENT IF EXTENDED TO SAID CURVE IN A SOUTHERLY DIRECTION ALONG THE WEST RIGHT OF WAY FOR 111.54 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°51'26" AND A RADIUS OF 25.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE ALONG THE WEST AND NORTH RIGHT OF WAY FOR 40.90 FEET; THENCE RUN ALONG THE TANGENT IF EXTENDED TO SAID CURVE ALONG THE NORTH RIGHT OF WAY OF ALLEN STREET FOR 199.69 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$110,953.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
FIRST MORTGAGE LOAN.

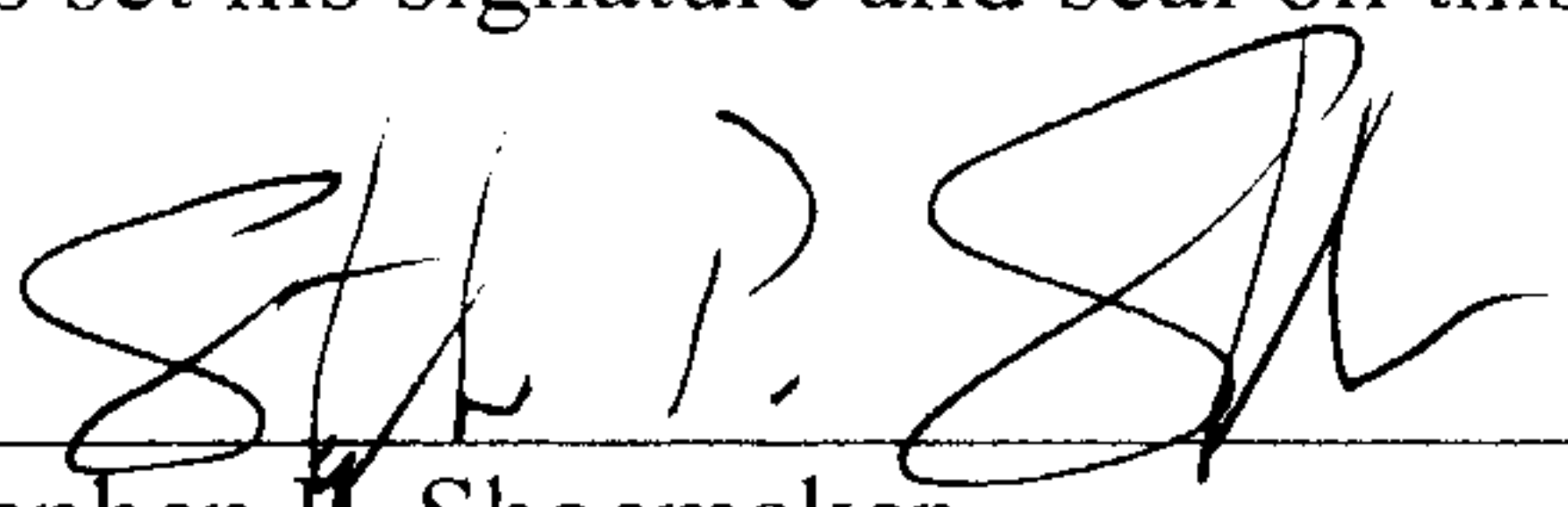
\$3390.00 of the consideration was paid from the proceeds of a second mortgage loan

The property being conveyed herein does not constitute the homestead of the Grantor nor
the homestead of the Grantor's spouse.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his
heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of
said premises; that it is are free from all encumbrances except as noted above; that he has
a good right to sell and convey the same as aforesaid; and that he will, and his heirs,
executors, administrators shall warrant and defend the same to the said Grantee, his heirs
and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and
assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 19th
day of December, 2014

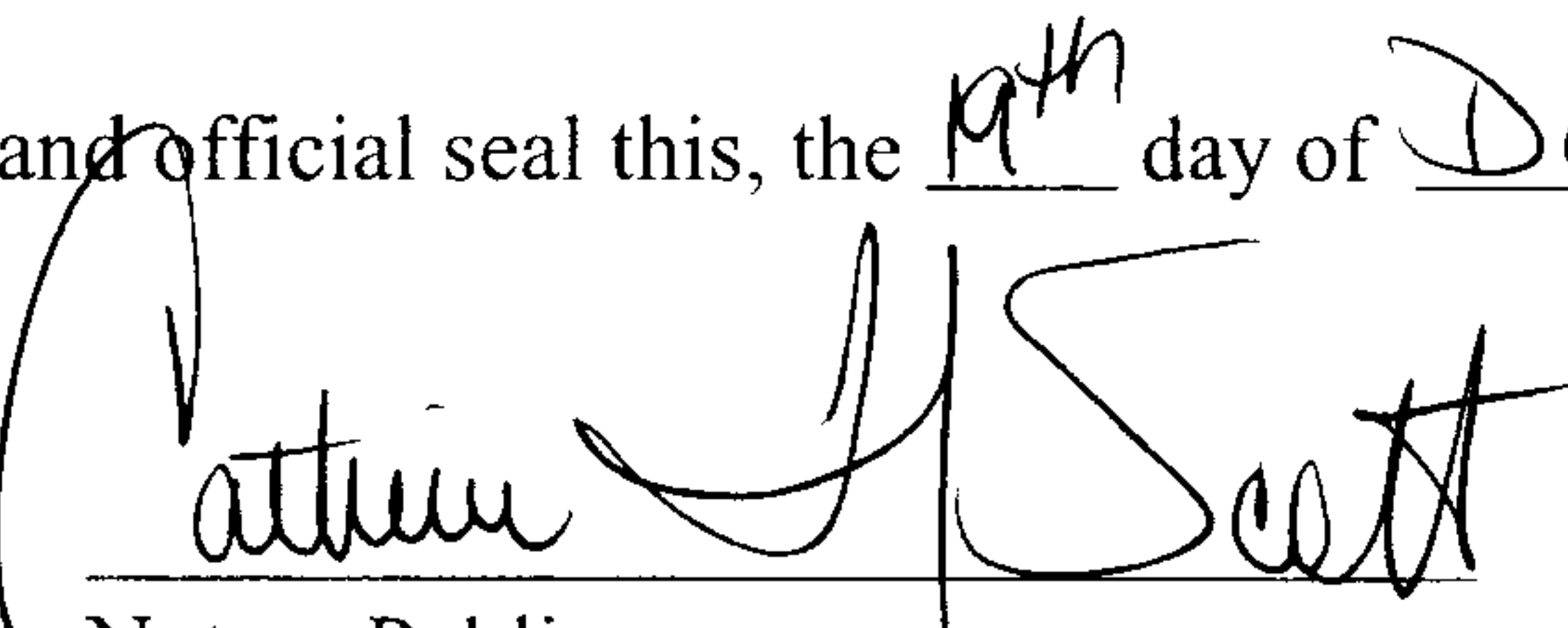

Stephen P. Shoemaker

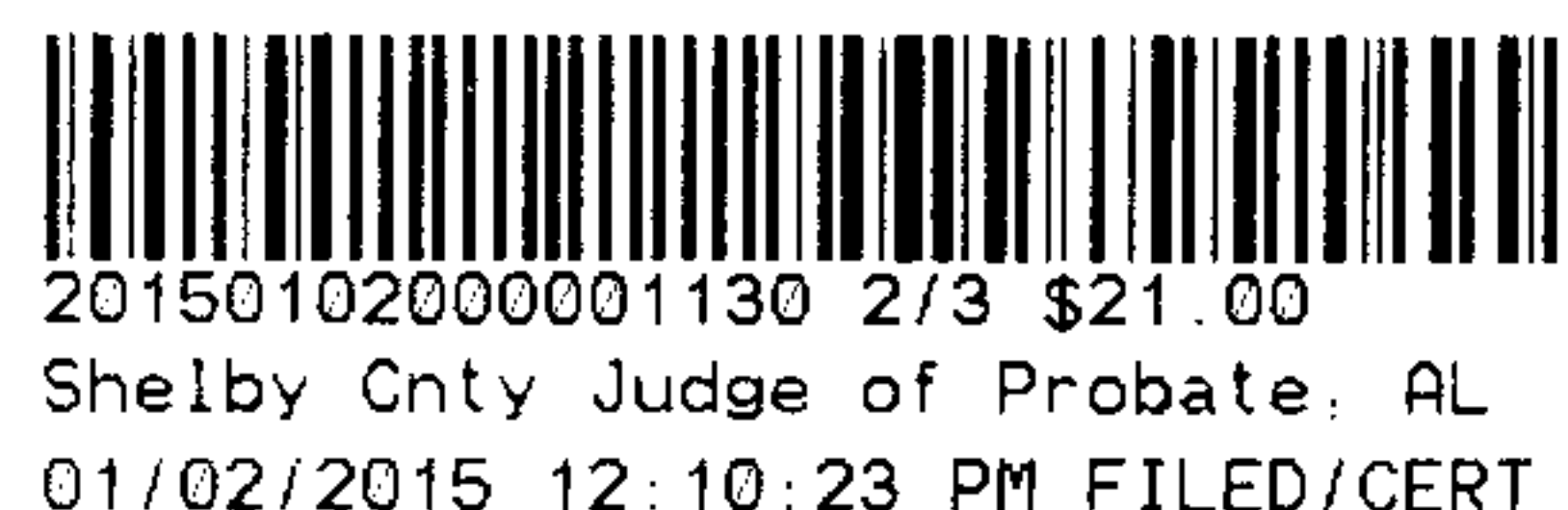
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Stephen P. Shoemaker, a married man, whose name is signed to the foregoing
instrument, and who is known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, he executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this, the 19th day of December, 2014




Notary Public
Print Name: Catherine H. Scott
Commission Expires: 7-25-2018



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

Stephen P. Shoemaker
704 Mill Springs Lane
Haver AL 35044

Grantee's Name
Mailing Address

Daniel Hips
155 13th Street SW
Alabaster AL 35007

Property Address

155 13th Street SW
Alabaster AL 35007

Date of Sale

12-19-14

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

12-19-14

Print

David W. Lewis

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150102000001130 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/02/2015 12:10:23 PM FILED/CERT